



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10- 18-08 Activity Number: T18SA00238 Date Accepted: 6/12/18**PROPERTY LOCATION INFORMATION**Property Address: 444 W. AlturasProject Description: Addition of new carport-zero lot line on east property line.Zoning: C-2Property Size (sqft): 5,871Number of Existing Buildings: 1Number of Stories: 1Height: 10'-6"Legal Description: Miracle Mile E57' W171' Lot 12 & 13 Less N 7.5' For Alley BLK 3Pima County Tax Parcel Number/s: 107-09-0350**APPLICANT INFORMATION** (The person processing the application and designated to receive notices):APPLICANT: Quihuis Architecture Company, George Zazueta & Danny QuihuisADDRESS: 3631 S. Broadmont Dr., Tucson, AZ 85713PHONE: (520) 591-4571FAX: ()EMAIL: archmstr33@gmail.comPROPERTY OWNER (If ownership in escrow, please note): Basilio RodriguezADDRESS: 444 W. AlturasPHONE: (520) 409-5857FAX: ()

EMAIL: _____

PROJECT TYPE (check all that apply):

- ☐ New building on vacant land
☒ New addition to existing building
☐ Existing building needs permits
☐ Landscaping / Screening substitution

- ☐ Change of use to existing building
☐ New building on developed land
☐ Modification to wall/fence height
☐ Other _____

Related Permitted Activity Number(s): T17CM08248

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT

Date



BOARD OF ADJUSTMENT - PROJECT DESCRIPTION

Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc. If this project is the subject of a rezoning or special exception request, HPZ review, or a zoning violation, please provide current status of that case.

The project consists of building a carport addition to the existing residence and the request is to allow for the carport structure to be placed next to the east property line creating a zero-lot line setback. The size of the lot is 5,871 square feet (s.f.). The existing livable area of the residence is 1,167 s.f. The carport addition is 306 s.f. The residence is in the C-2 zoning. The property is surrounded by residential use on the South, West and North sides. The East property line is next to a commercial use.

The carport has existed for several years. It has come to the attention of a City Inspector due to a complaint by a neighbor for a construction of a site wall on this same property. The property owner has applied for a permit for the site wall which has been approved. He has also applied for a building permit for the built carport which is on hold until the completion of this variance.

Like many dwellings in the surrounding community, the owner would like to enjoy the privilege of having a covered structure for their vehicle. The placement of the carport at the proposed location is the most practical and will have the least impact on said property. The carport will be supported by a masonry (stucco finish) wall on the east side. This wall will help screen views to the commercial use property.

Case Number: C10- Activity Number: _____

APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

According to the Uniform Development Code (UDC) Table 6.3-4.A, a residential use in a non-residential zone is permitted to have a 10' or 3/4 (Height of proposed structure) at the perimeter yard under the C2 Zone. The request is to allow to place the carport structure up to the east property line. The proposal is to allow a zero-setback perimeter yard. The request for the structure to be placed up to the property line is allow for an adequate width for a standard vehicle between supports. Making the width any less will not provide for a comfortable access in and out of a vehicle.

Case Number: C10-_____ Activity Number: _____



BOARD OF ADJUSTMENT – REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

An area to shade or protect a vehicle such as a carport is an important building element to any residence.

The size of the property only allows for the existing dwelling to fit within the required building side setbacks.

The existing curb cut at the street dictates that any covered structure for a vehicle would require encroachment into the side setback. Not allowing a variance will deprive the owner of a common privilege enjoyed by others.

2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

The lot width and the building size were set a long time ago. The logical location of the carport is

restricted by the built conditions that were set by the original construction of the site.

3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

With the granting of the variance, the owner of the property will enjoy the same privilege like other home owners of being able to park their vehicle under a covered structure to protect it against the weather.

There will not be any special privilege being granted. The carport addition will be consistent with other residential homes in the area.

4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

The existing curb cut is set to enter the property from one side of the front yard. The property is

only wide enough to allow only the built livable area to be in compliance with the perimeter yard requirements of the zone. Modifying the existing dwelling is not a feasible alternative.

Case Number: C10-

Activity Number: _____



BOARD OF ADJUSTMENT – REQUIRED FINDINGS (CONTINUED)

5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

The carport will be built with a wall next to the property line. The wall will comply with any fire protection qualities required by the building official. The roof will drain within the property limits. This structure will not create any fire or flood hazards to the neighbor on the east.

6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,
The carport will not significantly affect the amount of light or cross ventilation to that side of the property.

In fact, the wall will provide a visual barrier that will help block noise and unsightly storage yard created by the commercial use to the East. This carport addition is a common building element and will create value to this property.

7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

The carport addition to the side of the existing residence is the most practical approach to this request.

All options within the site have been exhausted. For a standard width vehicle, the width of the proposed carport structure is adequate size. If granted, the variance will provide for a minimum width carport.

Case Number: C10- Activity Number: _____



Planning & Development Services Department
201 N. Stone Avenue
PO Box 27210
Tucson, AZ 85726
(520) 791-5550

Letter of Agency/Authorization

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: _____

To:

City of Tucson
Planning & Development Services Department
Zoning Administration Division
PO Box 27210
Tucson, AZ 85726

Planning & Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant:

Quihuis Architecture Company, George Zazueta & Danny Quihuis Phone: (520) 591-4571

Applicant's Address:

3631 S. Broadmont Dr., Tucson, AZ 85713

To submit a Board of Adjustment variance application on my behalf.

The subject property located at:	444 W. Alturas St.
Assessor's Parcel Number:	107-09-0350
Printed Name of Owner of Record:	Basilio Rodriguez
Address of Owner of Record:	444 W. Alturas St.
Phone Number of Owner of Record:	520-409-5857
Signature of Owner of Record: (must be original signature)	<i>Basilio Rodriguez</i>

Case Number: C10- Activity Number: _____

Parcel Number: 107-09-0350

Property Address

Street Number	Street Direction	Street Name	Location
444	W	ALTURAS ST	Tucson

Contact Information

Taxpayer Information:

JIMENEZ BASILIO RODRIGUEZ & BERNAL MARTIN
RODRIGUEZ & RODRIGUEZ ESTHER JIMENEZ
ALL JT/RS
444 W ALTURAS ST
85705-4220

Property Description:

MIRACLE MILE E57' W171' LOT 12 & 13 LESS N 7.5'
FOR ALLEY BLK 3

Valuation Data

Valuation Year	Legal Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2017	RES RENTAL (4)	10.0	\$63,483	\$50,978	\$5,098
2018	RES RENTAL (4)	10.0	\$66,739	\$53,527	\$5,353

Property Information

Township:	13.0	Section:	35	Range:	13.0E
Map & Plat:	6/76	Block:	003	Tract:	
Rule B District:	4	Land Measure:	5,871.00F	Lot:	00012
Census Tract:	1301	File Id:	1	Group Code:	
Use Code:	0121 (SFR GRADE 010-2 URBAN SUBDIVIDED)			Date of Last Change:	7/16/2015

Sales Information (1)

Affidavit of Fee No.	Sale Date	Property Type	Sale	Validation
20031822508	9/2003	Single Family	\$84,000	X SKD DEED: Warranty Deed

Valuation Area

District Supervisor: SHARON BRONSON **District No:** 3

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
21	3	FW_MIRACLE_MANOR	05008610	10

Recording Information (4)

Sequence No.	Docket	Page	Date Recorded	Type
20080920247	13304	432	5/12/2008	WTDEED
20031822508	12139	7355	9/19/2003	WTDEED
20022291948	11935	10315	11/27/2002	WTDEED
95077024	10053	1538	5/30/1995	

Residential Characteristics

Property Appraiser: Stephen Hamner Phone: (520) 724-3061

Main Structure:

Appraisal Date:	7/1/1965	Property Type:	Single Family Residence	Area ID:	Ed 10-050086-10-2
Processed:	12/31/1969	Building Class:	2	Physical Condition:	Fair
Total Living Area:	1,140	Garage Type:	Carport	Effective Construction Year:	1957
Garage Capacity:	1	Stories:	1	Patio Type:	Covered
Rooms:	5	Patio Number:	1	Quality:	Fair
Pool Area:	0	Exterior Walls:	8in Painted	Valuation Type:	00
Roof Type:	Prepared Roll	Total Main:	\$54,259	Heating:	Wall Furnace
Total Control:	\$54,259	Cooling:	Evaporative	Total Actual:	\$66,739
Bath Fixtures:	6	FCV Adjustment Factor:	1.000	Enhancement:	\$0
Last Calc:	0830				

Notes (2)

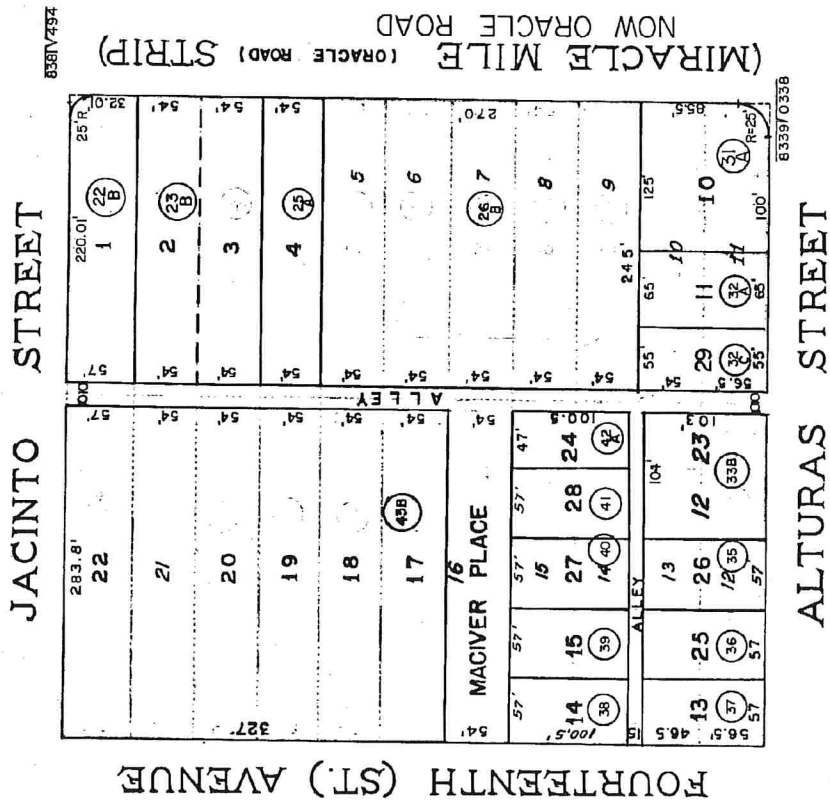
Created: 2/9/2010 Updates indicated in prior library note effective 2012
Modified: 2/9/2010

Created: 10/24/2005 Property inspected. Updated listing for 2007 to include CP 1. No further changes warranted.
Modified: 10/24/2005

ASSESSOR'S RECORD MAP

107-09
3/8

Block 3, MIRACLE MILE ADDITION



NOTE: ALLEY WAS DEDICATED BY STATEMENT ON THE PLAT THAT WHEN ANNEXED TO THE CITY OF TUCSON, THE EASEMENTS WOULD BECOME ALLEYS. IN THE OPINION OF THE COUNTY ATTORNEY (OPINION NO.322 DATED 5/28/81) THIS DEDICATION IS VALID.

C.O.T.I.
PROJECT

S35,T13S,R13E.
SCALE-1"=100'

SEE BOOK 6, PAGE 76, M.&P.
2001-1

SCANNED

107-09

TUCSON
1501 S CHERRYBELL STRA RM 205
TUCSON
AZ

85726-9998
0388980724

03/13/2018 (800)275-8777 6:22 PM

Product Description	Sale Qty	Final Price
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First-Class Mail Letter	1	\$0.50
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(Domestic)
(TUCSON, AZ 85719)
(Weight:0 Lb 0.30 Oz)
(Estimated Delivery Date)
(Friday 03/16/2018)

First-Class Mail Letter	1	\$0.50
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(Domestic)
(TUCSON, AZ 85716)
(Weight:0 Lb 0.30 Oz)
(Estimated Delivery Date)
(Friday 03/16/2018)

First-Class Mail Letter	1	\$0.50
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(Domestic)
(TUCSON, AZ 85745)
(Weight:0 Lb 0.30 Oz)
(Estimated Delivery Date)
(Friday 03/16/2018)

First-Class Mail Letter	1	\$0.50
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(Domestic)
(TUCSON, AZ 85705)
(Weight:0 Lb 0.30 Oz)
(Estimated Delivery Date)
(Friday 03/16/2018)

First-Class Mail Letter	1	\$0.50
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(Domestic)
(TUCSON, AZ 85705)
(Weight:0 Lb 0.30 Oz)
(Estimated Delivery Date)
(Friday 03/16/2018)

First-Class Mail Letter	1	\$0.50
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(Domestic)
(TUCSON, AZ 85705)
(Weight:0 Lb 0.30 Oz)
(Estimated Delivery Date)
(Friday 03/16/2018)

First-Class Mail Letter	1	\$0.50
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(Domestic)
(TUCSON, AZ 85705)
(Weight:0 Lb 0.30 Oz)
(Estimated Delivery Date)
(Friday 03/16/2018)

First-Class Mail Letter	1	\$0.50
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(Domestic)
(TUCSON, AZ 85705)
(Weight:0 Lb 0.30 Oz)
(Estimated Delivery Date)
(Friday 03/16/2018)

[illegible]

(Friday 03/16/2018)
First-Class 1 \$0.50
Mail
Letter

(Weight:0 Lb 0.30 Oz)
(Estimated Delivery Date)
(Friday 03/16/2018)
First-Class 1 \$0.50
Mail
Letter

(Domestic)
(TUCSON, AZ 85705)
(Weight:0 Lb 0.30 Oz)
(Estimated Delivery Date)
(Friday 03/16/2018)
First-Class 1 \$0.50
Mail
Letter

(Domestic)
(TUCSON, AZ 85705)
(Weight:0 Lb 0.30 Oz)
(Estimated Delivery Date)
(Friday 03/16/2018)
First-Class 1 \$0.50
Mail
Letter

(Domestic)
(TUCSON, AZ 85705)
(Weight:0 Lb 0.30 Oz)
(Estimated Delivery Date)
(Friday 03/16/2018)
US Flag2017 2 \$10.00
Bklt10
(Unit Price:\$5.00)

Total \$25.50

Debit Card Remit'd \$25.50
(Card Name:Debit Card)
(Account #:XXXXXXXXXXXX5825)
(Approval #:
(Transaction #:238)
(Receipt #:023173)
(Debit Card Purchase:\$25.50)
(Cash Back:\$0.00)

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<https://postalexperience.com/Pos>

840-5852-0253-004-00033-17546-02

or scan this code with
your mobile device:



or call 1-800-410-7420.

YOUR OPINION COUNTS

(TUCSON, AZ 85705) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Friday 03/16/2018) First-Class 1 Mail Letter	\$0.50
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(Domestic) (TUCSON, AZ 85705) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Friday 03/16/2018) First-Class 1 Mail Letter	\$0.50
(Domestic) (TUCSON, AZ 85741) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Friday 03/16/2018) First-Class 1 Mail Letter	\$0.50
(Domestic) (TUCSON, AZ 85719) (Weight:0 Lb 0.30 Oz) (Estimated Delivery Date) (Friday 03/16/2018) First-Class 1 Mail Letter	\$0.50

March 12, 2018

Subject: Neighborhood Meeting for our Board of Adjustment Variance Application

Dear Neighbor,

We have built an attached carport on the east side of the house located at 444 W. Alturas Street. The carport consists of a low slope roof that is supported by the existing residence wall on one side and a masonry wall on the east. The front and rear sides of the carport will remain open. Because of the limited space, we have built the east wall on the property line to have enough space for a vehicle to fit.

Per the City of Tucson Unified Development Code Table 6.3-4.A: Dimensional Standards for the C-2 Zones-Residential Use, the minimum setback is the greater of 10' (feet), or three quarters (3/4) the height of the structure's wall facing each interior property line.

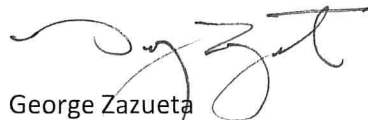
Therefore this project will require a variance to the code requirements. The variance we are asking is that the attached carport be with a 0' set-back to the east property line. The height of the proposed structure is 11'.

Prior to submitting our variance application to the City of Tucson Planning & Development Services Department, we are required to offer to meet with our neighbors to discuss our project and answer any questions and address any concerns you might have.

The meeting will be held on March 31, 2018 at 12:00pm (Noon) at 444 W. Alturas St. There will be an attendance sheet at the meeting, please be sure to sign in. If you are not able to attend the meeting and have questions and/ or concerns, feel free to contact me, George Zazueta, by phone at: 520-591-4571 or email at: archmstr33@gmail.com.

A formal application for the variance will be submitted to the City of Tucson Planning & Development Services Department. Once our application is processed, we will be scheduled for a Board of Adjustment public hearing in which you may attend and speak at if so desired. You will receive an official notice from the City as to the date, time and place of the Board of Adjustment public hearing as well as a comment form that you may fill out regarding our project.

Thank you and we look forward to meeting with you.



George Zazueta

Quihuis Architecture Company

Sign-in Sheet for 444 W. Alturas St. On-Site Meeting March 31, 2018

[illegible]

Mark Castro - 444 W. Alturas Neighborhood Meeting summary

From: George Zazueta <archmstr33@gmail.com>
To: Mark Castro <Mark.Castro@tucsonaz.gov>
Date: 05/29/2018 12:39 PM
Subject: 444 W. Alturas Neighborhood Meeting summary

Good afternoon Mark,

Here's is my summary of the Neighborhood Meeting for the above address.

Meeting was scheduled for Saturday March 31, 2018 at 12:00 PM. The meeting started at 12:00 PM. Only the owner Basilio Rodriguez and myself George Zazueta were present at the meeting. We both filled out the sign-in sheet. We both waited for 1 hour and did not get any other attendees. The meeting was concluded at 1:00 PM.

Let me know if you need any additional information.

Thank you,

George Zazueta